

HOUSING AUTHORITY OF THE COUNTY OF MORRIS
MINUTES OF THE REGULAR MEETING
MAY 10, 2011

TIME: 6:00 P.M.

PLACE: Conference Room, Morris Mews Senior Citizen Complex, West Hanover Avenue and Ketch Road, Morris Township, New Jersey

CALL TO ORDER: Chairman Hall called the meeting to order at 6:00 P.M.

ROLL CALL: Chairman Hall requested that the roll be called.

PRESENT

Commissioner Denecke
Commissioner Koldewyn
Commissioner Ricciardelli (arrived late)
Vice Chairman Tappen
Chairman Hall

ABSENT

Commissioner Dolan

Also attending meeting:

Roberta L. Strater, Executive Director
Lucille Favale, Deputy Executive Director
Douglas Henshaw, Porzio, Bromberg & Newman, P.C.

Chairman Hall read adequate notice to the public.

I hereby announce and state that adequate notice of this meeting being held on this tenth day of May, 2011 was provided by the Executive Director of the Housing Authority of the County of Morris by preparing a notice specifying the time, date and place of this meeting. Posting such notice on the bulletin board at Morris Mews Housing Project and filing said notice with the Clerk and the Daily Record, which was published in the Daily Record. I hereby hand a copy of such notice to the Executive Director of the Housing Authority of the County of Morris for inclusion in the minutes of this meeting, all of the above in accordance with N.J.S.A. 10:4-6et. seq. "Open Public Meetings Act."

Minutes – A motion was made by Commissioner Denecke and seconded by Commissioner Koldewyn approving the minutes of April 12, 2011. The following votes were cast:

AYES

Commissioner Denecke
Commissioner Koldewyn
Commissioner Ricciardelli
Vice Chairman Tappen
Chairman Hall

ABSTAIN

Commissioner Schramm

NAYS

Chairman Hall declared said motion carried.

Schedule of Warrants – A motion was made by Commissioner Koldewyn and seconded by Vice Chairman Tappen Approving the Schedule of Warrants for May 10, 2011. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Commissioner Denecke		
Commissioner Koldewyn		
Commissioner Ricciardelli		
Commissioner Schramm		
Vice Chairman Tappen		
Chairman Hall		

Chairman Hall declared said motion carried.

Resolution 2011 – 11 – A motion was made by Commissioner Denecke seconded by Commissioner Schramm Awarding the Contract for the Bathroom Renovations at Peer Place to **Bayshore General Contractors, Inc.** The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Commissioner Denecke		
Commissioner Koldewyn		
Commissioner Ricciardelli		
Commissioner Schramm		
Vice Chairman Tappen		
Chairman Hall		

Chairman Hall declared said motion carried.

Resolution 2011 – 12 – A motion was made by Commissioner Ricciardelli seconded by Commissioner Schramm Awarding the Contract for the Bathroom Renovations at Peer Place to **Bayshore General Contractors, Inc.** The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Commissioner Denecke		
Commissioner Koldewyn		
Commissioner Ricciardelli		
Commissioner Schramm		
Vice Chairman Tappen		
Chairman Hall		

Chairman Hall declared said motion carried.

Resolution 2011 – 13 – A motion was made by Commissioner Denecke seconded by Commissioner Ricciardelli Awarding the Contract for New Central Air Conditioning System for the Community Room and Day Care Center at Peer Place to **AMCO Enterprises.** The following votes were cast:

AYES

ABSTAIN

NAYS

Commissioner Denecke
Commissioner Koldewyn
Commissioner Ricciardelli
Commissioner Schramm
Vice Chairman Tappen
Chairman Hall

Chairman Hall declared said motion carried.

Resolution 2011 – 14 – A motion was made by Vice Chairman Tappen seconded by Commissioner Koldewyn Accepting the Certificate of Completion from Charles Mann General Contracting. The following votes were cast:

AYES

ABSTAIN

NAYS

Commissioner Denecke
Commissioner Koldewyn
Commissioner Ricciardelli
Commissioner Schramm
Vice Chairman Tappen
Chairman Hall

Chairman Hall declared said motion carried.

Resolution 2011 – 15 – A motion was made by Commissioner Denecke seconded by Commissioner Schramm Accepting the Certificate of Completion from ECM Corporation. The following votes were cast:

AYES

ABSTAIN

NAYS

Commissioner Denecke
Commissioner Koldewyn
Commissioner Ricciardelli
Commissioner Schramm
Vice Chairman Tappen
Chairman Hall

Chairman Hall declared said motion carried.

Resolution 2011 – 16 – A motion was made by Commissioner Koldewyn seconded by Vice Chairman Tappen Awarding the Contract for Replacement of Vinyl Composition Tile (VCT) for Turnover Apartments for the Housing Authority of the County of Morris Family Complexes. The following votes were cast:

AYES

ABSTAIN

NAYS

Commissioner Denecke
Commissioner Koldewyn
Commissioner Ricciardelli
Commissioner Schramm
Vice Chairman Tappen
Chairman Hall

Chairman Hall declared said motion carried.

Morris County Affordable Housing Corporation

Peer Place

We met with Morris Habitat at the site for the job meeting on Thursday, April 14, 2011. We have completed the Master Deed and the By-Laws. Morris Habitat will be submitting a request for payment.

60 Monroe Street, Morris Twp.

Ms. Strater stated that she her concern is getting the subsidy to make it affordable. The hard costs to build a unit are approximately \$175,000. Ms. Strater has been checking funding through the State of New Jersey.

We continue to look for houses to purchase.

Gore

We are still waiting for the foreclosure to be scheduled.

Netcong

We will not pursue since Netcong wants us to develop the entire property.

New Business

Ms. Strater informed the Board about joining the Housing and Community Development Network. Chairman Hall stated that any organization that is involved with affordable housing should join this network. The network provides lobbying, education, research and resources. They know where the funding is available and how to get it. The cost is \$400.00.

A motion was made by Chairman Hall and second by Vice Chairman Tappen to join the Housing and Community Development Network. All were in favor.

Commissioner Koldewyn reported that he attended the FSS graduation dinner at the end of April. It was a very nice affair and it's nice to see the clients that go thru the program and what they have accomplished. Kelly Stephens was the master of ceremony and did a wonderful job.

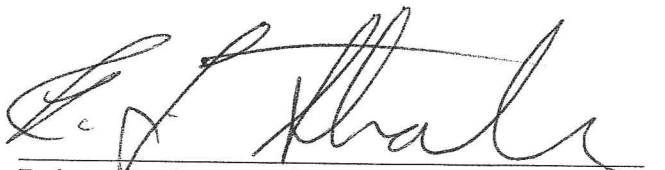
Committee Reports

None.

Old Business

None.

6/14/11
Date Adopted


Roberta L. Strater, Director/Secretary